

Hammock Dunes Owners' Association, Inc.
Board of Administrators Meeting
February 15, 2010

Call to Order

The meeting was called to order at 10:00 A.M.

Members Present: George Bagnall, Cosmo DiPerna, Kelli Jebbia, Howard Broussard, Bruce Aiello, Dave Eckert, Jay Furbay, Sterling Colee, Janet Krolicki,

Members Absent: David Jacobs, Greg Franks

Others Present: Travis Houk, Southern States Management Group, Inc.
Charles Swinburn – Hammock Dunes Club

Members' sign-in sheet located in Association Meeting File

A quorum was established.

Approval of Minutes – January 18, 2010

ON MOTION BY Cosmo DiPerna, seconded by Bruce Aiello, with all in favor, the Board approved the minutes of the January 18, 2010 Board of Administrators Meeting with the following correction:

On Page 2, under Maintenance Updates, the last sentence should read, "Bids are solicited to sandblast the surface color and install a penetrating stain on the stamped concrete at the main entry bridge."

Commissioner Milissa Holland Presentation – Flagler County

Milissa Holland, Flagler County Commissioner, addressed the Board about the importance of the 2010 census. She indicated Flagler County is doing an aggressive education campaign to promote the census as well as help residents understand the significance of the census. Forms will be mailed out the 2nd week of March. Ms. Holland indicated Flagler County has been the fastest growing county in the nation; however they have failed to be recognized as such due to their allocations. The last time the census was conducted only 70% of the population responded. Ms. Holland stated she believes 100,000 people reside in Flagler County. If the county can reach this number, they achieve additional congressional seats, more commercial opportunities, a competitive industrial tax base, and additional financials resources. Ms. Holland stated HOA's can help the county assist in educating their residents via word of mouth, newsletters, public postings, etc.

The Board agreed to post an article in the Sandscripts encouraging census participation.

Committee Reports:

Communication Committee

Mrs. Jebbia reported the website is still getting activity. The activity is a little less than last month but remains a good source of communication. The Winter/Spring Sandscripts draft is almost complete and the final copy will be emailed to the Board before going to the printer. Mrs. Jebbia asked if a "Presidents Letter" should be included in the newsletter. Mr. Bagnall stated he would like to keep everything, if possible, from the Board and not individual.

Social Committee

Mrs. Krolicki stated she had nothing to report; however agreed to be the contact person in the Sandscripts for residents volunteering to help with beach parties.

DRC Committee

Mr. DiPerna reported the Design Review Committee costs are under control. The 2009 expense to budget revealed a shortfall of \$2,000 compared to \$9,000 in 2008. Mr. Eckert pointed out a typo in the minutes; “trucks” should be changed to “trunks.” Mr. Bagnall indicated he received some complaints of possible solicitation from ShoreSox representatives within the Community. The ShoreSox reps will be reminded that solicitation is not allowed in Hammock Dunes.

Finance Committee—Collections

Mr. Aiello reported on the 2009 end of year financials. Due to the surplus, the reserves have been strengthened in several critical areas. The largest allocation was \$75,000 to the Bad Debt reserve. The Finance Committee reviewed each delinquent account and did some forecasting for 2010 to calculate the reserve allocation. Mr. Eckert stated the Board worked hard to achieve a high surplus and the Finance Committee did an excellent job allocating the surplus over the reserves. He also said the Board managed 2009 like any responsible party would do in an unstable economy and postponed maintenance projects. Mr. Bagnall stated the Bad Debt reserve is not listed on the last page. Mr. Colee suggested simplifying the balance sheet to make it easier to understand for the residents at the Annual Meeting. Mr. Aiello asked if there was an appetite to increase the number of collection cases with the attorney. The Board agreed not to add additional cases for collection by the attorney at this time.

Long Range Planning Committee

Mr. Broussard passed out a form that had a list of questions the Long Range Planning Committee is trying to answer. Mr. DiPerna indicated the Community’s most valuable asset is the beach and that should be a priority. Mrs. Jebbia stated the Community needs to be more family friendly. She said the Committee needs to come up with a long range plan to continue to make Hammock Dunes more attractive to prospective family buyers.

Security and Emergency Response Committee

Mr. Furbay deferred to Bruce Aiello regarding Committee updates. Mr. Aiello reported the Committee spent 16 man hours going through the smartpass resident list validating their assignment and use. About 40 smartpasses have been successfully removed from the computer database. Mr. Aiello noted that one particular individual has 12 smartpasses and that many residents have more than 3 smartpasses. The database can only accommodate a certain number of transponders and when the database reaches its capacity, residents with more than 3 may be required to give up their extra passes. Moving forward, if the pass replaces an old pass that is dead, they will be required to turn in their old pass before a new one is issued. When residents purchase extra smartpasses, they will be required to confirm in writing the extra pass.

The Committee will investigate with Securitas if directions can be printed on the visitor gate passes. Mr. Aiello reported the wedding event held at the HD Club proceeded without incident. A Club representative was stationed at the main gate authorizing visitors. Sterling Colee asked if the Committee should put the Club on notice that the responsibility and liability resides with the Club if an incident happens by one of their visitors on Association property. Mr. Aiello confirmed the Committee will notify the Club.

Mr. Eckert stated he heard a story about a volunteer resident group that barricades the Community entry points with their vehicles when the gate officers have evacuated due to a hurricane or natural disaster. Mr. Bagnall said he was here in 2004 and he never heard of that happening. The Board agreed that volunteers should not be encouraged to block gates or monitor visitors during a mandatory evacuation.

Maintenance Updates:

Lake Bank

Mr. Eckert reported the Committee met with Harty Tractor Service and will have a proposal by the March meeting. After discussions with the DCDD, there is not a method to speed up the water flow from Lake San Gabriel to the intracoastal waterway thus decreasing the water level. Due to the high water and significant rainfall, it appears the lake bank erosion may not be addressed in the Winter. During the meeting with Harty, probes were easily pushed and pulled from the lake bank indicating the abundance of organic matter. The Committee will investigate the possibility of installing sheet piling walls with Board consent. Mr. DiPerna said this may be an impossible situation at Lake San Gabriel but the idea of installing the sheet piling wall and planting the overhanging plants may look attractive. There was discussion about if the Design Review Committee should approve or deny the wall. The Board agreed for the Committee to continue to research and obtain pricing on sheet piling walls.

Wireless Mesh Network Update – Maintenance/Security

Rapid Security Solutions discovered they can beam from the Tuscany roof level to Clicker Beach, South Gate, and Main Gate. A meeting is scheduled for the end of February. A proposal should be ready for review by the March Meeting.

Main Circle Fountain

The Committee received bids to repair and refurbish the main circle fountain with bubblers, re-facing the stucco, and plastering the interior.

ON MOTION BY David Eckert, seconded by Cosmo DiPerna, with all in favor, the Board approved up to \$15,000 to spend on the fountain upgrades, delegating the responsibility of the design and contractor selection to the Maintenance Committee.

Association Updates/Discussion:

Nothing to Report

New Business:

Corey Enterprises Contract Extension Proposal

Mr. Eckert reported the Maintenance Committee does support the idea of extending the Corey landscape contract; however the Board should have the opportunity to use other landscape contractors for additional jobs if necessary. Mr. Bagnall indicated the Board currently has the ability to use outside landscape contractors. Mr. Eckert advised that a meeting should be scheduled with Corey to formally discuss the extension and what should be required. Mr. Bagnall agreed to attend the meeting as well.

ON MOTION BY David Eckert, seconded by Howard Broussard, with all in favor, the Board approved to form a Committee to begin negotiations with Corey Enterprises on 3-year contract extension.

Audience Comments

The Board addressed audience comments and concerns throughout the meeting.

Adjournment

ON MOTION BY Kelli Jebbia, seconded by Cosmo DiPerna, with all in favor, the meeting was adjourned at 12:15 p.m.